

STAFF REPORT

August 21, 2003

No. 03OA006 - Ordinance Amendment - Administrative Approval of Final Plats **ITEM 17**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 03OA006 - Ordinance Amendment - Administrative Approval of Final Plats
EXISTING LEGAL DESCRIPTION	An Ordinance to authorize administrative approval of certain plats by adding Section 16.08.035 to the Rapid City Municipal Code.
DATE OF APPLICATION	07/25/2003
REPORT BY	Marcia Elkins

RECOMMENDATION: Staff recommends that the Ordinance Amendment - Administrative Approval of Final Plats be continued to the September 4, 2003 Planning Commission meeting.

GENERAL COMMENTS: On December 6, 2001, the Rapid City Planning Commission directed staff to advertise for ordinance amendments regarding the administrative approval of Final Plats. Under the existing procedures, Final Plats were frequently continued on City Council agendas for a number of meetings to allow the applicant time to meet the stipulations identified at the Preliminary Plat stage, complete the installation of improvements or obtain surety or required signatures. The repetition of having incomplete Final Plats appear over and over again on the City Council agendas results in burdensome agendas for the City Council and is time consuming and frustrating for the developers and consulting engineers.

On May 9, 2002, the Planning Commission unanimously recommended approval of the amendments to Chapter 16.08 of the Rapid City Municipal Code providing for the administrative approval of Final Plats. Subsequently, the City Council denied the ordinance amendment on second reading on June 3, 2002. Since that time, staff has had numerous conversations with members of the development community and Council members regarding the benefits of the administrative review process for City Council as well as applicants and their engineers.

STAFF REVIEW: Staff has not had the opportunity to send copies of the draft ordinance to the development and consulting engineering community to insure them adequate time to review the draft ordinance. For this reason, staff is recommending that the public hearing be continued to the September 5, 2003 Planning Commission meeting.